

Planning and Highways Committee

Meeting held 12 September 2023

PRESENT: Councillors Mike Chaplin (Joint Chair), Alan Woodcock (Joint Chair), Glynis Chapman, Roger Davison, Bernard Little, Barbara Masters, Peter Price, Ibbby Ullah, Cliff Woodcraft and Garry Weatherall

1. APOLOGIES FOR ABSENCE

1.1 Apologies for absence were received from Councillors Tony Downing and Laura Moynahan.

2. EXCLUSION OF PUBLIC AND PRESS

2.1 No items were identified where resolutions may be moved to exclude the press and public.

3. DECLARATIONS OF INTEREST

3.1 There were no declarations of interest made.

4. MINUTES OF PREVIOUS MEETING

4.1 **RESOLVED:-** that the minutes of the meeting of the Committee held on 15th August 2023 were approved as a correct record.

5. SITE VISIT

5.1 **RESOLVED:-** That the Chief Planning Officer, in liaison with a Co-Chair, be authorised to make any arrangements for a site visit, in connection with any planning applications requiring a visit by Members, prior to the next meeting of the Committee.

6. TREE PRESERVATION ORDER NO. 470 - 423 GLOSSOP ROAD, SHEFFIELD, S10 2PR

6.1 A Supplementary Report had been circulated and published before the meeting

containing an objection to the tree preservation order, as incorrect correspondence had been published in error. The officer response was contained within the report.

- 6.2 Vanessa Lyons (Community Tree Officer) attended the meeting and presented the report.
- 6.3 The tree was being considered for a protection as planning permission had been granted for a small extension close to the tree. Planning officers felt that the extension could be built with the tree in situ and a preservation order would add weight to the planning conditions.
- 6.4 The Community Tree Officer had visited the site and carried out a TEMPO assessment which had identified the tree as suitable for protection.
- 6.5 An objection to the order had been received and the officer response was contained within the report.
- 6.6 **RESOLVED:-** That Tree Preservation Order No. 470 be confirmed unmodified.

7. TREE PRESERVATION ORDER NO. 471 - THE LIMES, 7A ENDCLIFFE HALL AVENUE, SHEFFIELD, S10 3EL

- 7.1 Vanessa Lyons (Community Tree Officer) attended the meeting and presented the report.
- 7.2 The Council had received a section 211 notice giving notice of removal of the tree, stating that following strong winds the tree was felt to be leaning more than it had done previously and there fore needed removing as a matter of safety. Additionally, its roots were stated as damaging the pavement and interrupting the electricity supply to electric gates that front the property.
- 7.3 The Community Tree Officer had visited the site and carried out a TEMPO assessment which had identified the tree as suitable for protection.
- 7.4 Andrew Clayton attended the meeting and spoke against the tree preservation order.
- 7.5 One objection had been received and the officer response was contained within the report.
- 7.6 Discussions took place regarding the lean of the tree and the Community Tree Officer informed Committee that no evidence was available to indicate that the tree was leaning more than it had done for the past 10 years. Additionally, the canopy had started to right itself, which indicated that there had been no movement for some time.
- 7.7 **RESOLVED:-** That Tree Preservation Order No. 471 be confirmed unmodified.

8. APPLICATIONS UNDER VARIOUS ACTS/REGULATIONS

8a. PLANNING APPLICATION NO. 23/00392/FUL - 47 WHIRLOW LANE, SHEFFIELD, S11 9QF

- 8a.1 Additional conditions, along with the reasons were included within the Supplementary Report which was circulated and summarised at the meeting.
- 8a.2 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.
- 8a.3 The Committee considered the report and recommendation having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report and supplementary report, now submitted and also having regard to representations made at the meeting.
- 8a.4 **RESOLVED:-** That an application for approval of planning permission be GRANTED, conditionally, for the reasons set out in the report and supplementary report, now submitted, for the demolition of dwellinghouse and erection of dwellinghouse with associated landscaping and driveway (amended plans 15.06.23) at 47 Whirlow Lane, Sheffield, S11 9QF (Application no. 23/00392/FUL).

8b. PLANNING APPLICATION NO. 22/04356/FUL - LAND BETWEEN RAILWAY TRACKS AND JUNCTION ROAD, WOODHOUSE, SHEFFIELD, S13 7RP

- 8b.1 The Officer presented the report which gave details of the application and highlighted the history of the site and the key issues in addition to presenting photographs of the site which were provided to committee members in advance of the meeting.
- 8b.2 Rachel Reaney attended the meeting and spoke in support of the application.
- 8b.3 The Committee considered the report and recommendation having regard to the development plan, the National Planning Policy Framework and other relevant considerations as summarised in the report, now submitted.
- 8b.4 A question was asked regarding the future management of the woodland on the site. The Planning Officer said that this could be secured by condition. Councillor Bernard Little proposed that a condition be added to secure the future management of the woodland. Councillor Garry Weatherall seconded the motion and it was passed by a show of hands.

8b.5 Councillor Bernard Little proposed that Condition 16 be amended to add that swift bricks be included on each dwelling. Councillor Alan Woodcock seconded the motion and it was passed by a show of hands.

8b.6 **RESOLVED:-** That an application for approval of planning permission be GRANTED, conditionally subject to Legal Agreement and including the additional condition and amended condition, for the reasons set out in the report for the erection of 19 residential dwellings, with access, landscaping and associated works at Land Between Railway Tracks And Junction Road, Woodhouse, Sheffield, S13 7RP (Application no. 22/04356/FUL).

9. RECORD OF PLANNING APPEAL SUBMISSIONS AND DECISIONS

9. The Committee received and noted a report of the Chief Planning Officer detailing planning appeals received, dismissed and allowed and Enforcement Appeals received and dismissed by the Secretary of State.

10. DATE OF NEXT MEETING

10. The date of the next meeting of the Planning and Highways Committee was Tuesday 10th October 2023 at 2pm in the Town Hall.